



Twin Falls Historic Preservation Commission Agenda

Monday, March 3, 2025, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Request to approve minutes from the following meeting: February 3, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for exterior modifications for property located at 152 2nd Ave S. c/o Float Magic (PZ25-0011)
- 4) Old Business
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) April 1, 2025
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Historic Preservation Commission Minutes

Monday, February 3, 2025, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Baughman called the meeting to order at 03:00 PM

A quorum was present.

2) Consent Calendar

- a) Request to approve minutes for the following meeting: January 13, 2025

Commissioner Shaffer made a motion to approve the consent calendar, as presented.

Commissioner Dowdle seconded the motion.

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to modify the exterior of the building located at 102 Main Ave S c/o Gerald Martens. (PZ25-0008)

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness to modify the exterior of the building located at 102 Main Ave S c/o Gerald Martens. (PZ25-0008)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve or deny the request. Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

The building is located within the Downtown Historic District and was nominated for the National Historic Registry in 1986. The City of Twin Falls Downtown Historic District was later listed on the National Historic Registry in 2000. In February of 2017 the City Council adopted an ordinance to require a Certificate of Appropriateness for exterior modifications made to properties located within the Downtown Historic District. The property is zoned CB-Central Business and has been used as a bank and professional offices. The building was constructed circa 1909 and is considered contributing. After review of the request staff was able to find nomination information for the Twin Falls Bank & Trust Building. The nomination documents provided a description of the building and listed changes that have occurred over time. This building was originally constructed between 1909-1910 as a steel and stone building. In 1956 an addition was

constructed that generally looked the same as the original building and later in 1978 a concrete and glass addition was constructed. The information provided in this document provided information supporting the request. Attachments have been provided to summarize the proposed changes and staff recommendations.

Per the Twin Falls Downtown Historic Guidelines the following guidelines apply: 2.1 General Guidelines for the Downtown Historic District and 4.1 Facade Improvements. These guidelines have been provided in the staff report packet. Should the Commission approve the request staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards.

Applicant Presentation:

Gerald Martens added that they want to recreate the entry on Shoshone. Originally there were multiple tenants throughout the building then it was used as a bank that opened the main floor and now they are wanting to divide it up again. The upper floor is offices right now and they want to renovate them to bring it up to code. They will need to add more doors to comply with building code for tenants. They back windows were covered at some point, and they are going to bring it back to original as much as can. They want to use the back and additional lot for parking.

PZ/Questions & Comments:

- Commissioner Sipe feels it makes a difference for the back of the building. Likes the idea of stairwell on the side.
- Commissioner Shaffer asked for clarification of the stairwell.
- Gerald Martens explained it wasn't filled in just covered up with cement.
- Commissioner Sipe asked about lighting in the sidewalk that used to be used.
- Gerald Martens stated they were removed when the street was redone.

MOTION: Commissioner Shaffer moved to approve the request for a Certificate of Appropriateness to modify the exterior of the building located at 102 Main Ave S. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

Planner Strickland printed out the tour guides from previous years and handed them out for the commission to look at and decide about possible tour guides in the future.

5) New Business

6) Upcoming Meeting(s)

- a) March 3, 2025.

7) Adjournment

The meeting adjourned at 03:28 PM

Jody Green, Planning Technician

DRAFT



Date: Monday, March 3, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for exterior modifications for property located at 152 2nd Ave S. c/o Float Magic (PZ25-0011)

Time Estimate:

Approximately 5-10 minutes with questions/comments to follow.

Background:

This request is for a certificate of appropriateness for an outdoor amenities space to include landscape, seating, screening and art work.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve or deny the request. Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-13-1 states for those properties located within the Twin Falls City Park, Downtown or Warehouse Historic District. a certificate of appropriateness shall be required whether or not a building permit is required. Historic Design Guidelines are used to evaluate the request and based on these guidelines the Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district.

History:

In February 2020 this property was approved for a Certificate of Appropriateness to allow for exterior alterations that included refacing the front exterior facade and displaying community artwork along the southwest wall adjacent to Hansen Street South. Later in August 2020 the property was approved for a wall sign. The current request is for exterior site modifications for landscaping, screening, wall art and a seating area.

Analysis:

This property is zoned CB, located within the Downtown Historic District, is non-contributing and was constructed circa 1984 as a steel-metal building for a retail space. In January 2025, a complaint regarding work being done in the alley behind Float Magic was made due to noise and vibrations. Staff verified the

appropriate permits were issued for the work and did a site inspection. As part of the site inspection, it came to the staff's attention that alterations to the Float Magic site had been completed without the appropriate approvals. The applicant was notified that the changes made to the site would require approval of a Certificate of Appropriateness and a fence taller than 7' requires an approved building permit for installation to ensure structural stability and correct installation. After clarifying with the applicant the information needed, she submitted her application on February 14, 2025.

The design guidelines applicable to this request are Downtown General Guidelines 2.1, 3.2 Site Furnishings, 3.3 Outdoor Amenity Space. The guidelines state that providing a friendly atmosphere and gathering areas like tables, chairs and/or benches is generally appropriate. The recommended materials are metal and wood and to use freestanding elements such as shading and fencing. The recommendation is to incorporate seating areas for small gatherings, using seasonal shading to reduce sun exposure and optimize the area for comfort, and to incorporate art pieces to attract and engage pedestrians. The applicant's narrative states they are using wood, metal, cement pavers, landscaping, art and shade. The photos provided in the application show what was installed, and it appears to be compatible with the design guideline recommendations.

Conclusion:

Upon conclusion, the Downtown General Guidelines 2.1 along with 3.2 Site Furnishings & 3.3 Outdoor Amenity Space apply to this request. Copies of the guidelines have been provided in the staff report packet. Staff would be in support of approving the request, as presented and would recommend the following conditions, should the commission approve the Certificate of Appropriateness.

1. Subject to site plan amendments as required by city codes and standards.
2. Subject to the applicant obtaining permits as required by city codes and standards.

Attachments:

1. PZ25-0011 Subject Property
2. PZ25-0011 Applicant Narrative
3. PZ25-0011 Applicant Site Photos
4. PZ25-0011 2.1 Downtown General Guidelines
5. PZ25-0011 3.2 & 3.3 Site & Outdoor Amenities

Historic District Map



Lisa Strickland

From: Shawnee Powers <shawnee@floatmagic.com>
Sent: Friday, February 14, 2025 12:46 PM
To: Lisa Strickland; Jody Green
Subject: COA Documents
Attachments: Deed for SM Powers LLC 152 2nd S Property.pdf; IMG_7873.jpg; IMG_7874.jpg; IMG_7877.jpg; IMG_7875.jpg; IMG_7876.jpg; IMG_7878.jpg; Float Magic Site plan with fence.pdf; IMG_8258.jpg; IMG_8257.jpg; COA Fee Payment Receipt.pdf

You don't often get email from shawnee@floatmagic.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Hello Lisa and Jody,

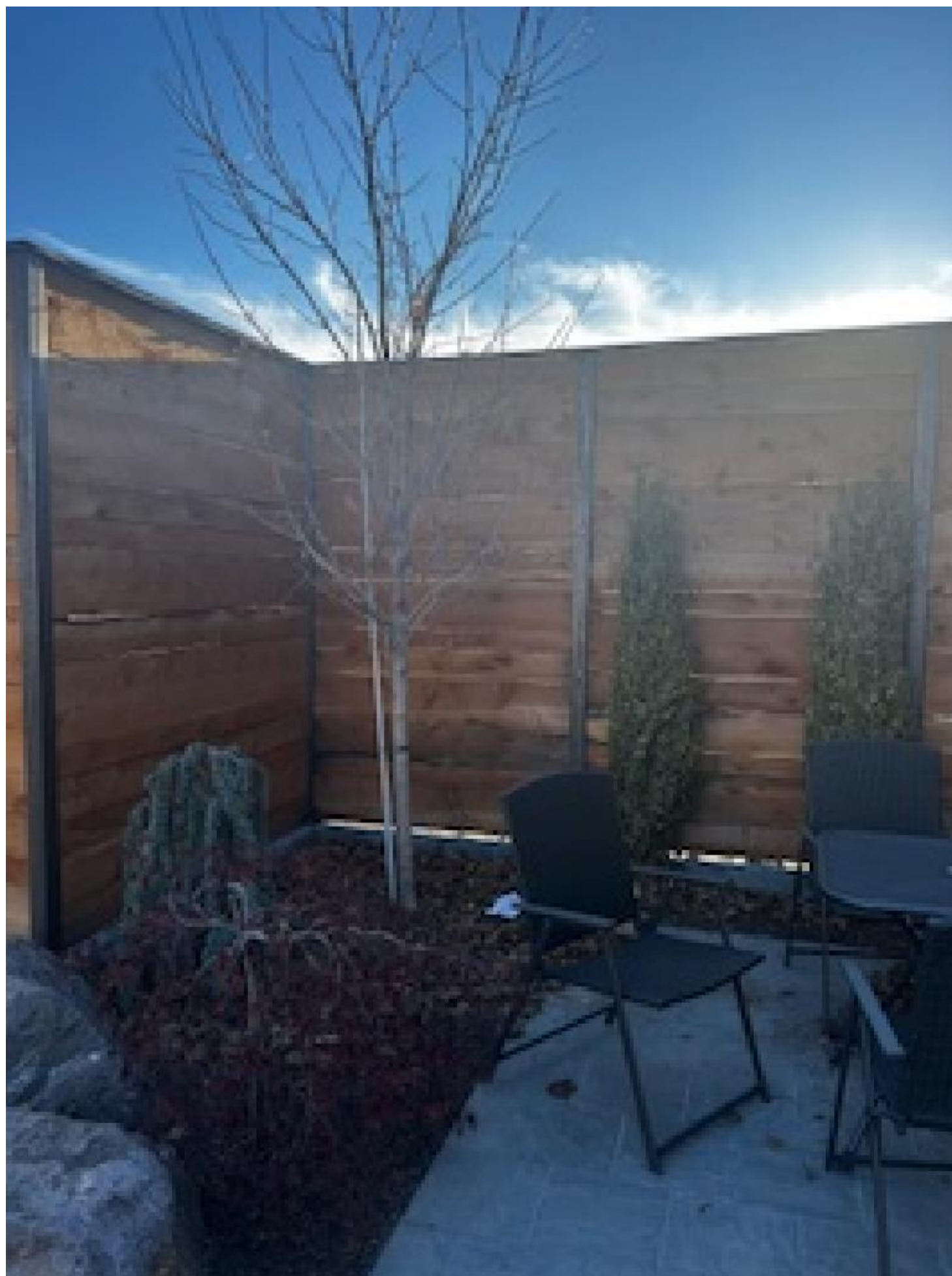
Please find the following information in regards to the COA request of Float Magic from the city.

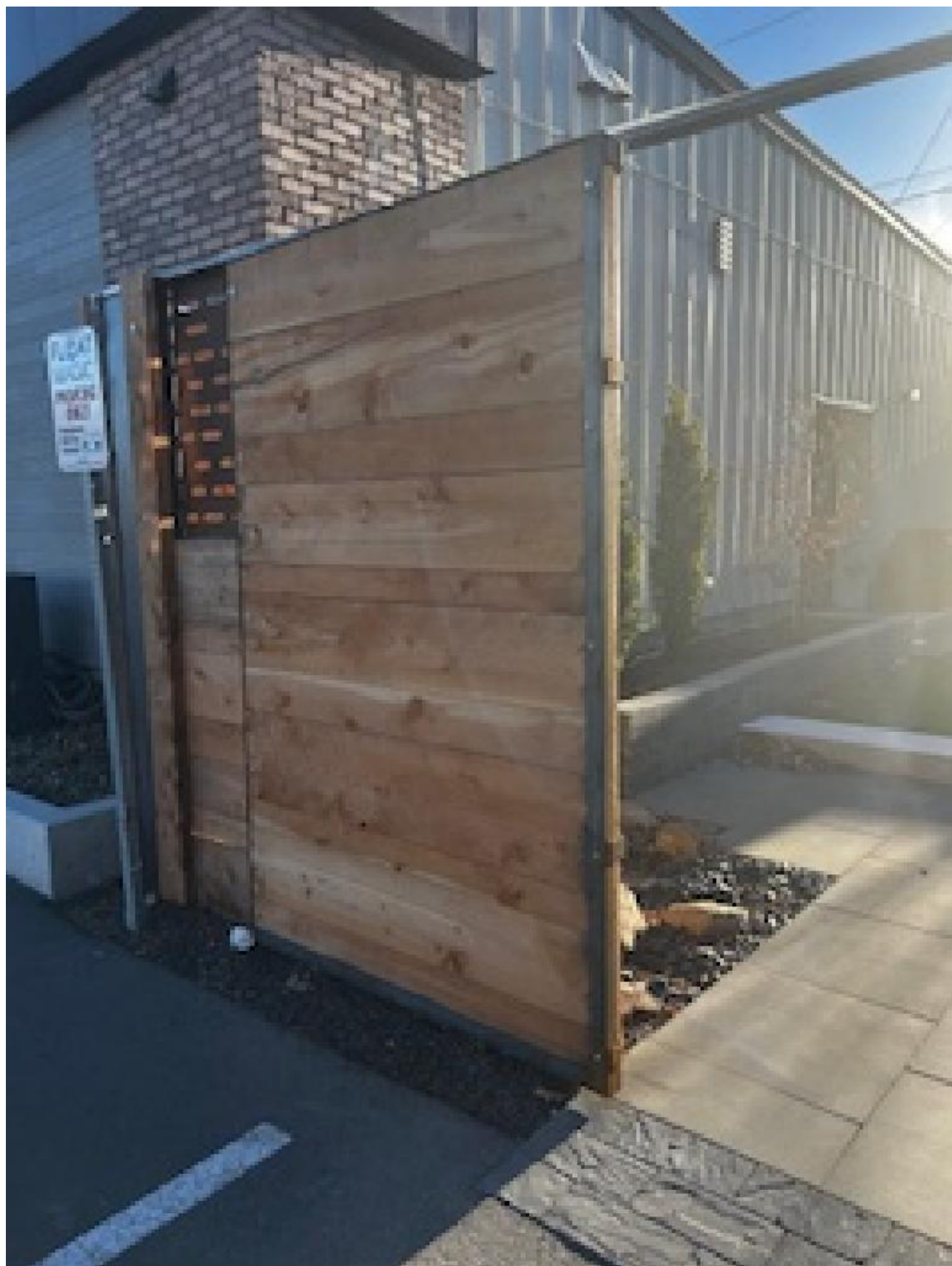
If we are missing anything, please let me know and I will get that to you no later than 2/17/25.

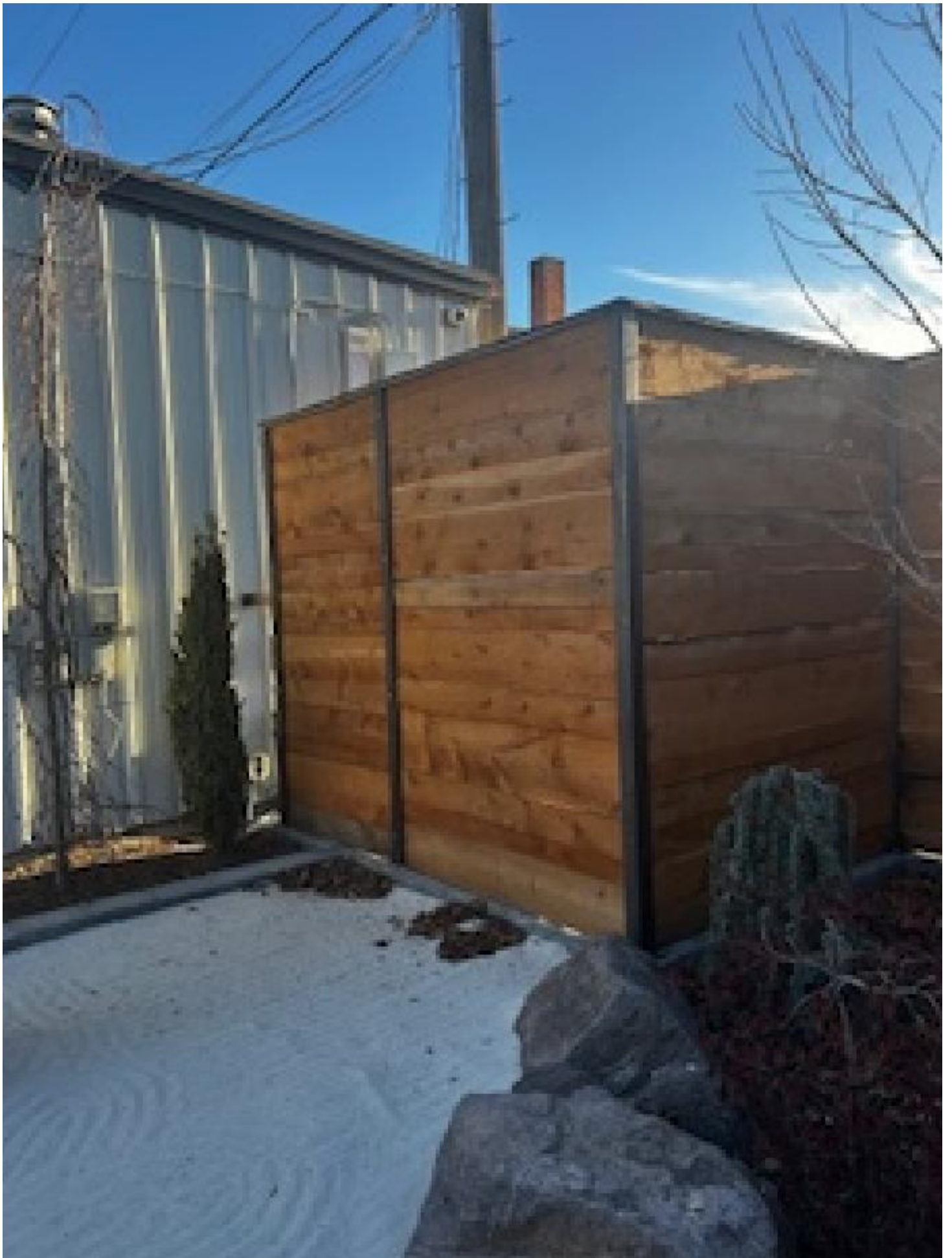
1. Detailed description of work to be done
 - a. As listed on the COA application, we have improved the side area that was a gravel and weed pit to a more presentable landscaped area with pavers, fencing, turf grass, flower pots, trees and landscape vegetation. We will have shades that are attached to poles (not a building) that we will be utilizing in the summer months.
2. Provide specific historic guidelines which you believe apply to the project.
 - a. We believe we have rehabilitated our property to reflect the industrial look the corner of Hansen and 2nd South exhibits. By using wood, metal, and landscape material that beautifies the aesthetic, we believe we have improved the property from what it once was. I am not finding specific landscape guidelines for our use, but we were mindful to maintain an aesthetic that compliments the surrounding area and fits the details of the guidelines as listed on page 17 & 18. A mural is added to the neighboring cinder block wall.
 - i: pg 17 details for outdoor amenity space: We have appropriate seating for up to 15 people, plan to add more. We have a mural and trellis art present. We will have an independent shade for the summer sun and heat.
 - ii: pg 18 Lighting: we have wall mounted lighting fixtures and will have patio lights that get strung up as well as rope lighting along the fencing and ground. This light gives off a warm natural light glo, no harsh lighting and points downward to avoid pollution of the night sky.
 - b. Material used include wood, metal, pavers, pots, turf grass, trees, bushes, plants, sand and decor (trellis, landscape art).
3. Supporting Materials/Documents
 - a. Site Plan:
 - i. Plan attached
 - b. Photographs of where the work will be done.
 - i. Pictures attached
 - c. Samples of material to be used if available or detailed description
 - i. Fence is made of wood and metal Pictures attached
 - d. Elevations
 - i. Pictures attached
4. Proof of legal interest of the subject property



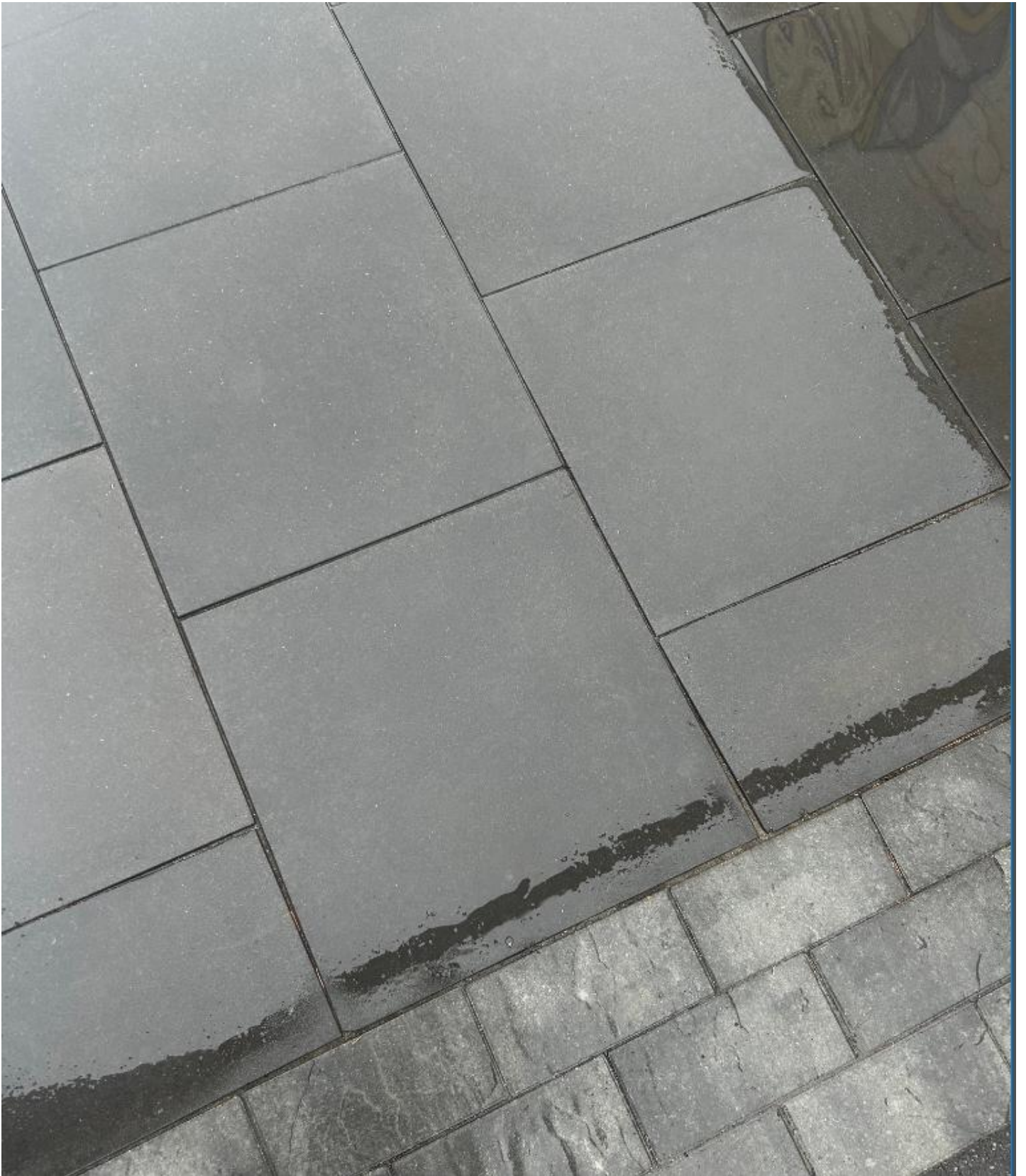
















CHAPTER 2: HISTORY OF DISTRICTS WITH GENERAL GUIDELINES

This section contains a brief history of both the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District from the historic surveys. The chapter also provides general guidelines for the districts in terms of building orientation, height, materials, and parking.



2.1 Twin Falls Downtown Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1999 National Registry)

The Twin Falls Downtown Historic District is located in the heart of the original town of Twin Falls in Twin Falls County, Idaho. The district is situated a few blocks north of the Union Pacific railroad tracks and abuts the southern boundary of the Twin Falls City Park Historic District. To the north and east are low-density, residential neighborhoods. The district consists of commercial buildings in an eleven-block area that is bisected by the downtown's major streets: Main Avenue (southeast to northwest); and Shoshone Street (southwest to northeast). The streetscapes of Main Avenue on either side of Shoshone were almost completely filled in by 1911, but many lots in the district have remained empty since the townsite was platted in 1904, and thus the edges of the downtown have always had an empty appearance.



Although numerous buildings have been modified, the alterations have been confined to the street-level storefronts and consist of siding or plastic awnings over the transoms and the application on the bulkheads with ceramic tiles. Most of the alterations are reversible, however, and few historic structures have been demolished, with the exception of the Perrine Hotel (see site 44). The upper stories are largely intact, displaying double-hung windows, elaborate cornices, stepped parapets and the original materials (brick, concrete block and terra cotta). The prevailing style consists of classical variants; some examples are very ornate examples of Renaissance and Neo-Classical Revival while modest buildings display classical elements such as modillions, dentils or blind arched cornices. In the 1970s, the city expanded the sidewalks into a curvilinear pattern, planted trees and installed street furniture. Despite the alterations imposed on some of the buildings and the change to the sidewalk design, the overall streetscape retains a consistency achieved by the buildings' similar heights (one to three stories), designs, massings, and abutments to the sidewalk. The district continues to convey its role in the development of the city from 1905 to 1949.



Image Credits: National Park Service Survey



2.1.2 TWIN FALLS DOWNTOWN HISTORIC DISTRICT MAP

2.1.3 RECENT TRENDS

Although some buildings in the Twin Falls Downtown Historic District have been preserved and retain their historic appearances, many buildings have undergone facade alterations such as ground floor storefront changes and the application of non-era siding over the historic material.

As the pictures to the right demonstrate, many buildings within the historic have had their ground floor voids filled or altered. While these changes are not prohibited, these changes can compromise the historic nature and character of the building. Further, the application of non-era materials over historic materials hides, rather than enhances, the historic nature of a building.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

POLICY

Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.



2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:



Appropriate restoration of building.



Appropriate 'streetwall' with zero setbacks.



Appropriate visual break at floor break.



Appropriate complementary detail on addition.



Acceptable screening of off-street parking.

- Repair and restore buildings before considering replacing them, highlighting key details.
- Maintain the prevalent historic and architectural styles of the district.
- When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.
- Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.
- Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.
- Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.
- Maintain a visual horizontal break element on the facade between the first and second floors.
- Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.
- When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.
- Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps..
- Locate parking spaces to the rear of the property and/or screened from streets.
- Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.
- Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.

IT IS GENERALLY NOT APPROPRIATE TO:

- Demolish viable historic structures.
- Remove existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.



Inappropriate material selection.



Inappropriate material selection.



Inappropriate screening of off-street parking.

3.2 Site Furnishings

POLICY

Provide pedestrian friendly atmospheres and gathering areas to activate the sidewalks through the use of site furnishings.

IT IS GENERALLY APPROPRIATE TO:

- Provide sidewalk seating such as tables, chairs, and benches.
- Use metal or wood materials for sidewalk cafe elements.
- Use freestanding elements for shading and fencing when such elements are not directly part of the building facade.

IT IS GENERALLY NOT APPROPRIATE TO:

- Attach sidewalk furnishings directly to the building.
- Use quickly deteriorating type materials for sidewalk furnishings.



Appropriate materials and shading.

3.3 Outdoor Amenity Space

POLICY

Create outdoor gathering areas through the incorporation of pocket parks, small plazas, and sidewalk dining areas.

IT IS GENERALLY APPROPRIATE TO:

- Incorporate seating areas for small to large gatherings.
- Use seasonal shading and solar exposure when appropriate to optimize year-round comfort.
- Incorporate public art pieces to attract and engage pedestrians.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use quickly deteriorating type materials for sidewalk furnishings.
- Block sidewalk pedestrian passage with furnishings.



Appropriate outdoor gathering area.



Appropriate outdoor gathering area.